165.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	956,200 / 956,200
					USE VALUE:	956,200 / 956,200
					ASSESSED:	956,200 / 956,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27	-29	DANIELS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HALEY BRIAN M/KYLEE A
Owner 2:	
Owner 3:	
Street 1:	27 DANIELS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MARCHESE BARBARA/TRUSTEE -
Owner 2:	DANIELS STREET TRUST -
Street 1:	27 DANIELS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Vinyl Exterior and 3388 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	563,000	4,700	388,500	956,200
Total Card	0.103	563,000	4,700	388,500	956,200
Total Parcel	0.103	563,000	4,700	388,500	956,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 282.19 | /Parcel: 282.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 109402

GIS Ref

GIS Ref

Insp Date 12/17/08

!12793!

PREVIOUS ASSESSMENT

Parcel ID 165.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	563,200	4700	4,500.	388,500	956,400	956,400	Year End Roll	12/18/2019
2019	104	FV	417,800	4700	4,500.	388,500	811,000	811,000	Year End Roll	1/3/2019
2018	104	FV	417,800	4700	4,500.	344,100	766,600	766,600	Year End Roll	12/20/2017
2017	104	FV	391,600	4700	4,500.	288,600	684,900	684,900	Year End Roll	1/3/2017
2016	104	FV	391,600	4700	4,500.	288,600	684,900	684,900	Year End	1/4/2016
2015	104	FV	348,600	4700	4,500.	249,800	603,100	603,100	Year End Roll	12/11/2014
2014	104	FV	348,600	4700	4,500.	241,400	594,700	594,700	Year End Roll	12/16/2013
2013	104	FV	362,900	4700	4,500.	229,800	597,400	597,400		12/13/2012

PRINT

Date	Time
12/11/20	02:50:30

LAST REV

Date	Time
01/09/14	13:50:01

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12793

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARCHESE BARBAR	45605-52		7/13/2005		655,000	No	No		
MARCHESE BARBAR	41260-205		10/23/2003	Family	99	No	No		
MARCHESE BARBAR	39962-518		7/16/2003	Family	99	No	No		
MARCHESE BARBAR	30868-522		11/16/1999	Convenience	99	No	No		
	11974-425		3/31/1971		36,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/29/2010	2446	Inter Fi	51,000					OF ADDED DORMER
9/17/2009	861	New Wind	6,000					
11/8/2006	964	Manual	16,000			G8	GR FY08	rebuild rear porch
10/27/2006	935	Siding	26,500			G8	GR FY08	STRIP & RESIDE VIN
10/20/2006	906	Redo Bas	35,981			G8	GR FY08	FINISH PARTIAL BMT
10/4/1993	493	Manual	1,800					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
12/17/2008	Meas/Inspect	372	PATRIOT
3/15/2007	External Ins	BR	B Rossignol
12/2/1999	Meas/Inspect	270	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	109402
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	70.	1.23	8									388,499						388,500	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 388,499 | Spl Credit | Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08068085
Const Adj.:	0.98000199
Adj $ / SQ:	180.042
Other Features:	116000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	691606
Depreciation:	128639
Depreciated Total:	562967

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

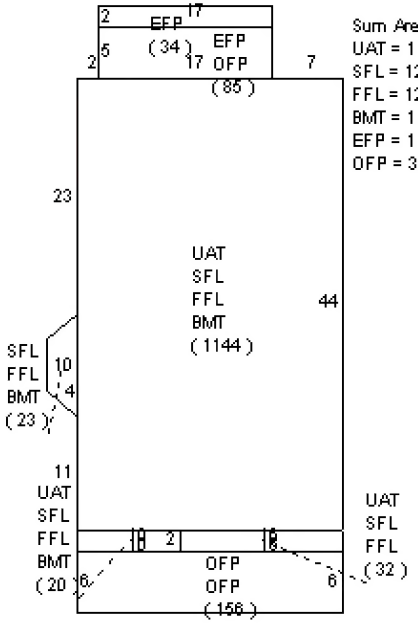
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	180.04
Special Features:	0	Val/Su Net:	126.80
Final Total:	563000	Val/Su SzAd	230.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,219	180.040	219,471
SFL	Second Floor	1,219	180.040	219,471
BMT	Basement	1,187	78.590	93,284
OFP	Open Porch	397	20.240	8,037
UAT	Upper Attic	299	98.660	29,500
EFP	Enclos Porch	119	49.100	5,843

Net Sketched Area:	4,440			Total:	575,606
Size Ad	2438	Gross Are	5337	FinArea	3388

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	
UAT	100	FLA	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 165.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	AV	1930	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700